005.0	0001	0016.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card /	Total Parcel
APPRAISED:	939,400 /	939,400
USE VALUE:	939,400 /	939,400
ASSESSED:	939,400 /	939,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
54	-56	BROOKS AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	NOLIN ROSE A/ LIFE ESTATE
Owner 2:	
Owner 3:	
Street 1:	C/O KEVIN NOLIN
Street 2:	115 BLANCHETTE DR
Twn/City:	MARLBOROUGH
St/Prov:	MA Cntry: Own Occ: Y
Postal:	01752 Type:

PREVIOUS OWNER

Owner 1:	NOLIN ROSE A -
Owner 2:	-
Street 1:	54 BROOKS AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 5,879 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1925, having primarily Vinyl Exterior and 2250 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5879.000	457,200	5,100	477,100	939,400
Total Card	0.135	457,200	5,100	477,100	939,400
Total Parcel	0.135	457,200	5,100	477,100	939,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 417.51 | /Parcel: 417.5

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	4747
GIS Ref	
GIS Ref	
Insp Date	11/04/17

!505!

PREVIOUS ASSESSMENT

Parcel ID 005.0-0001-0016.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	457,400	5100	5,879.	477,100	939,600	939,600	Year End Roll	12/18/2019
2019	104	FV	356,300	5100	5,879.	506,900	868,300	868,300	Year End Roll	1/3/2019
2018	104	FV	356,300	5100	5,879.	369,700	731,100	731,100	Year End Roll	12/20/2017
2017	104	FV	334,200	5100	5,879.	322,000	661,300	661,300	Year End Roll	1/3/2017
2016	104	FV	334,200	5100	5,879.	274,300	613,600	613,600	Year End	1/4/2016
2015	104	FV	297,900	5100	5,879.	268,400	571,400	571,400	Year End Roll	12/11/2014
2014	104	FV	297,900	5100	5,879.	220,700	523,700	523,700	Year End Roll	12/16/2013
2013	104	FV	309,900	5100	5,879.	209,900	524,900	524,900		12/13/2012

PRINT

Date	Time
12/10/20	16:17:11

LAST REV

Date	Time
07/10/19	14:25:06

mmcmakin

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 505

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
NOLIN ROSE A,	58841-212		4/6/2012	Convenience	1	No	No		
	15434-322		2/1/1984		1	No	No		A

USER DEFINED

Prior Id # 1:	4747
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/31/2007	768	Re-Roof	7,100					

ACTIVITY INFORMATION

Date	Result	By	Name
11/4/2017	MEAS&NOTICE	HS	Hanne S
4/6/2009	Meas/Inspect	189	PATRIOT
9/20/1999	Meas/Inspect	197	PATRIOT
3/1/1992		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5879		Sq. Ft.	Site		0	80.	1.01	1									477,097						477,100	

Total AC/HA:	0.13496	Total SF/SM:	5879	Parcel LUC:	104	Two Family	Prime NB Desc:	ARLINGTON	Total:	477,097	Spl Credit		Total:	477,100

EXTERIOR INFORMATION

Type:	13 - Multi-Garden
Sty Ht:	2A - 2 Sty +Attic
(Liv) Units:	2 Total: 2
Foundation:	2 - Conc. Block
Frame:	1 - Wood
Prime Wall:	4 - Vinyl
Sec Wall:	%
Roof Struct:	1 - Gable
Roof Cover:	1 - Asphalt Shgl
Color:	WHITE
View / Desir:	

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1925	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wall	2 - Plaster
Sec Int Wall:	%
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	%
Bsmnt Flr:	12 - Concrete
Subfloor:	
Bsmnt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	1 - Oil
Heat Type:	5 - Steam
# Heat Sys:	2
% Heated:	100 % AC:
Solar HW:	NO Central Vac: NO
% Com Wall	% Sprinkled:

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26. %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		26.4 %

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.11666667
Const Adj.:	0.98000199
Adj $ / SQ:	186.037
Other Features:	103500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	621207
Depreciation:	163999
Depreciated Total:	457208

COMMENTS

BSMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 10		BRs: 4			Baths: 2				HB		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	5	2	
Totals			
2	10	4	

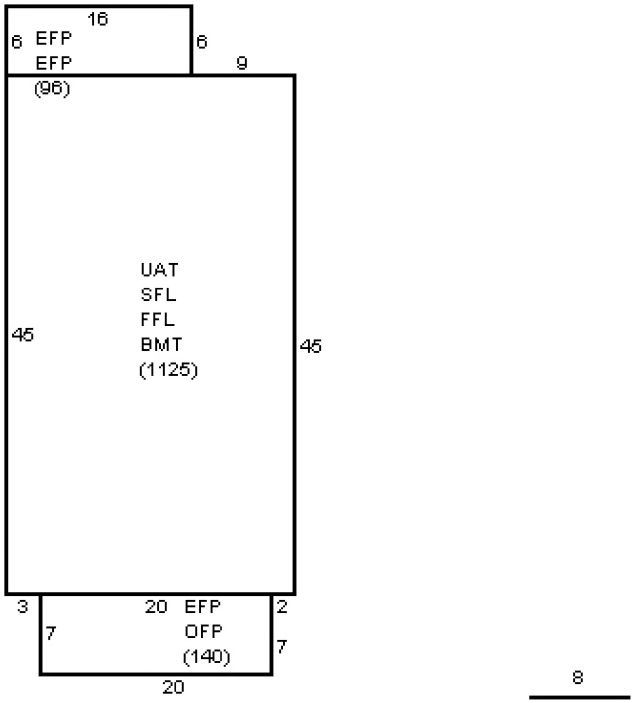
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	186.04
Special Features:	0	Val/Su Net:	110.76
Final Total:	457200	Val/Su SzAd	203.20

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,125	55.810	62,788
FFL	First Floor	1,125	186.040	209,292
SFL	Second Floor	1,125	186.040	209,292
EFP	Enclos Porch	332	34.720	11,526
UAT	Upper Attic	281	74.410	20,929
OFP	Open Porch	140	27.720	3,881

Net Sketched Area:	4,128			Total:	517,708
Size Ad	2250	Gross Are	4972	FinArea	2250

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:	Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 005.0-0001-0016.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X20	A	AV	1925	21.25	T	40	104			5,100			5,100

More: N	Total Yard Items:	5,100	Total Special Featues:		Total: 5,100